



110 Heritage Place NE
Cochrane, Alberta

MLS # A2294654



\$765,000

Division:	Heritage Hills		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,215 sq.ft.	Age:	2008 (18 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Additional Parking, Alley Access, Double Garage Attached, Driveway, Front D		
Lot Size:	0.20 Acre		
Lot Feat:	Back Lane, Back Yard, Cul-De-Sac, Dog Run Fenced In, Gentle Sloping, Irreg		

Heating:	Fireplace(s), Forced Air, Natural Gas, Space Heater	Water:	Co-operative
Floors:	Carpet, Ceramic Tile, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Double Vanity, French Door, Granite Counters, High Ceilings, Kitchen Island, Laminate Counters, Natural Woodwork, Open Floorplan, Pantry, See Remarks, Smart Home, Soaking Tub, Wired for Sound		
Inclusions:	Tv in master suite, King Size Bed & Bedding		

Welcome to 110 Heritage Place — a rare and remarkable offering in the sought-after community of Heritage Hills, Cochrane. Set on an expansive 8,600+ sq. ft. oversized corner lot in a quiet cul-de-sac, this custom-built residence combines exceptional land value, thoughtful design, and lifestyle-enhancing features rarely found in one property. What truly sets this home apart is what cannot be duplicated: the size and positioning of the lot. With back lane access, RV parking, mountain views, and one of the largest residential parcels in the neighborhood, this is far more than a standard resale home — it is a property with presence, flexibility, and long-term potential. Inside, over 2,200 sq. ft. above grade unfolds in a spacious, well-designed layout tailored for both everyday comfort and elevated living. The main floor welcomes you with a bright ceramic tile foyer, elegant powder room, and an impressive oversized heated double attached garage complete with built-in cabinetry, extensive workbenches, and lift-ready capability — ideal for car enthusiasts or hobbyists alike. Adding to the home’s thoughtful functionality is a premium smart dog door system, activated by your dog’s collar, leading directly to a covered ramp and fully fenced dog run for seamless pet convenience. At the heart of the home, the chef-inspired kitchen offers abundant cabinetry, expansive prep space, Whirlpool fridge/freezer combination, Samsung induction oven, and an open dining area designed for gathering. From here, step out onto the spectacular 700 sq. ft. deck featuring a built-in hot tub, sound and heat wiring, and ample space for year-round entertaining. Upstairs, brand-new carpet enhances a bright and airy upper level featuring a generous bonus room, convenient upper-floor laundry, and a serene primary retreat complete with mountain

views, French doors, custom built-in king bed, walk-in closet, and spa-like ensuite with soaker tub, granite countertops, and double vanity. Two additional bedrooms are connected by a Jack & Jill bathroom, offering ideal functionality for family living. The fully developed walk-out basement provides exceptional versatility with its own living space, appliances, and laundry — perfect for extended family, guests, or future suite potential subject to municipal approval. Outside, the property continues to impress with a massive private fenced yard, dedicated dog run, RV storage, rear lane access, and the kind of outdoor space rarely available in this area. Zoned R-LD, this oversized lot may offer future backyard suite or accessory suite potential, subject to Development Permit approval by the Town of Cochrane — adding valuable long-term flexibility for investors, multigenerational families, or buyers planning ahead. For buyers who value land, lifestyle, and lasting opportunity, 110 Heritage Place is a truly distinctive property where space, flexibility, and future opportunity come together in one exceptional address.